# Case 19-13401-elf Doc 105-4 Filed 04/04/22 Entered 04/04/22 16:45:04 Desc Exhibit Page 1 of 7

Loan Number				Payment Chi	ange	9	
Case#	19-13401	Effective Date	02/01/2020				
BK Filed Date	05/28/2019	Amount	\$1,485.15				
Borrower	Patrick William Kelly						

	Entered		02/06/20						
Regular Payments Resume:			02/01/2020 @ \$1485.15						
	Arrears Repayme	ent rerms:	Arrears included in Plan						
	Strict Compliance	ce Terms:					10		
ate Received	Amount Received	Amount Applied to Reg Pmt	Regular Payment Date	Amount Applied to Add Pmt	Add Pmt Date	To/From AO Suspense	AO Suspense Balance		
03/04/2020	\$1,564.00 -\$1,564.00					\$1,564.00 -\$1,564.00	\$1,564.00 \$0.00	\$0.0 \$0.0	
03/31/2020	\$1,565.00					\$1,565.00	\$1,565.00	\$0.0	
04/06/2020	-\$1,565.00					-\$1,565.00	\$0.00	\$0.0	
04/13/2020	\$1,565.00	\$1,485.15	02/01/2020			\$79.85	\$79.85	\$0.0	
05/04/2020	\$1,565.00	\$1,485.15	03/01/2020			\$79.85	\$159.70	\$0.0	
06/02/2020	\$1,565.00	\$1,485.15	04/01/2020			\$79.85	\$239.55	\$0.0	
07/28/2020	\$1,565.00	\$1,485.15	05/01/2020			\$79.85	\$319,40	\$0.	
09/03/2020	\$1,565.00	\$1,485.15	06/01/2020			\$79.85	\$399.25	\$0.	
10/07/2020	\$1,565.00	\$1,485.15	07/01/2020			\$79.85	\$479.10	\$0.	
11/05/2020	\$1,565.00	\$1,485.15	08/01/2020			\$79.85	\$558.95	\$0.	
12/01/2020	\$1,565.00					\$1,565.00	\$2,123.95	\$0.	
12/07/2020	-\$1,565.00					-\$1,565.00	\$558.95	\$0.	
01/12/2021	\$1,565.00	\$1,485.15	09/01/2020			\$79.85	\$638.80	\$0.	
03/05/2021	\$1,565.00	\$1,485.15	10/01/2020			\$79.85	\$718.65	\$0.	
06/24/2021	\$6,627.25	\$1,485.15	11/01/2020			\$5,142.10	\$5.860.75	\$0.	
06/24/2021		\$1,485.15	12/01/2020			-\$1,485,15	\$4,375.60	\$0.	
06/24/2021		\$1,485.15	01/01/2021			-\$1,485.15	\$2,890.45	\$0	
06/24/2021 08/11/2021	\$1,565.00	\$1,485.15 \$1,485.15	02/01/2021 03/01/2021			-\$1,485.15 \$79.85	\$1,405.30 \$1,485.15	\$0.	
11/01/2021	\$4,328.00	\$1,485.15	04/01/2021			\$2,842.85	\$4,328.00	\$0. \$0.	
11/01/2021	34,320.00	\$1,485.15	05/01/2021			-\$1,485.15	\$2.842.85	\$0.	
11/01/2021		\$1,485.15	06/01/2021			-\$1,485.15	\$1,357.70	\$0.	
12/03/2021	\$1,565.00	\$1,485.15	07/01/2021			\$79.85	\$1,437.55	\$0.	
12/23/2021	\$1,565.00	\$1,485.15	08/01/2021			\$79.85	\$1,517.40	\$0.	
12/23/2021	91,000.00	\$1,485.15				-\$1,485,15	\$32.25	\$0.	
01/07/2022	\$3,952.35	\$1,485.15	10/01/2021			\$2,467.20	\$2,499.45	\$0.0	
01/07/2022	401008100	\$1,485.15	11/01/2021			-\$1,485,15	\$1,014,30	\$0.0	
02/16/2022	\$1,565.00	\$1,485.15	12/01/2021			\$79.85	\$1,094.15	\$0.	
03/15/2022	\$79.56					\$79.56	\$1,173,71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71 \$1,173.71	\$0	
						\$0.00 \$0.00	\$1,173.71	\$0 \$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0.	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
						\$0.00	\$1,173.71	\$0	
	*	D-4-				\$0.00	\$1,173.71	\$0	
Due E	Type	Date 01/01/22	Amount \$1,495,16	l					
Due For:	Regular	01/01/22 02/01/22	\$1,485.15 \$1,485.15	l					
	Regular Regular	02/01/22	\$1,485.15 \$1,485.15	ł					
	rvequiai	03/01/22	\$1,400.10	1					

		Paid By Debtor ORDER ARREARS	
		Payments	
From	То	Payment Amount	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Т	otal Payment	ts in Arrears	\$0.00
Fees/Co	sts		
		Atty Fees/Costs	
	P	roperty Inspections	
		Late Charges	
		NSF	
	V	Vestern Union Fees	
		Appraisal	
		Other	
Total Fees/	Costs		\$0.00
	Le	ss Suspense Balance	
	AGREED OR	DER TOTAL	\$0.00

1	Го Ве Ра	id By Trustee		
AG	REED OF	RDER ARREARS		
	Pa	yments		
From	To	Payment Amount	Total	
07/01/19	01/01/20	\$1,485.15	\$10,396.05	
			\$0.00	
			\$0.00	
Total Pa	ayments i	n Arrears	\$10,396.05	
Fees/Costs				
	At	\$1,231.00		
	Prop			
	L			
	Western Union Fees			
	Appraisal			
		Other		
Total Fees/Costs	\$1,231.00			
	\$79.85			
AGREE	\$11,547.20			

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### **SUPPORTING DOCUMENTS**

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Exhibit "A"

## IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In Re: Patrick William Kelly and Stephanie Lynn Kelly Debtor(s)	Chapter: 13 Bankruptcy Case: 19-13401-elf
DLJ Mortgage Capital, Creditor/Movant v. Patrick William Stephanie Lynn	Judge: FRANK, ERIC L.
Debtor(s)	

#### **ORDER**

AND NOW, upon consideration of the Stipulation between Debtor and DLJ Mortgage Capital, Inc., it is hereby ORDERED that the Stipulation (Doc. # 57) is APPROVED.

U.S. BANKRUPTCY JUDGE

2/7/20 Date:		
	FDICI FDANK	

Exhibit "B"



Sara Z. Boriskin, Esquire Managing Partner, New York Office

900 Merchants Concourse, Suite 310 Westbury, NY 11590 Phone: 516-280-7675 Fax: 516-280-7674 https://www.raslegalgroup.com James Robertson, Esquire\* Everett Anschutz, Esquire\*\* David J. Schneid, Esquire\*\* John T. Crane, Esquire\*\*

\* Deceased

\*\*Not Admitted to Practice in New York

March 14, 2022

#### VIA EMAIL brad@sadeklaw.com AND REGULAR MAIL

#### **BRAD J. SADEK**

Sadek and Cooper 1315 Walnut Street Suite 502 Philadelphia, PA 19107

#### VIA REGULAR MAIL

Patrick William Kelly 543 Bradfold Avenue Warrington, PA 18976

RE: Debtor(s): Patrick William Kelly

Case No. 19-13401-elf

Notice of Default for Patrick William Kelly

Dear Sir/Madam,

As you may recall, this firm represents U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, a secured creditor with respect to the property located at 543 Bradfold Avenue, Warrington, PA 18976. Please consider this letter as a Notice of Default under the terms of the Stipulation with respect to the Motion for Relief. (DE 57) ("Stipulation").

Our office has been informed that Debtor(s), Patrick William Kelly, ("Debtor") has failed to make the following payments pursuant to the Stipulation entered by the Court on February 7, 2020. Accordingly, the total amount currently due and owing totals the sum of \$3,361.30 with the debtor's regular monthly payment of \$1,485.15 becoming due on April 1, 2022.

Pursuant to the terms of the Stipulation, this default needs to be cured within ten (10) days of

#### the date of this Notice.

Monthly Payments Past Due 01/01/2022-03/01/2022 (3 months @	\$4,455.45
\$1,485.15/month)	
Suspense	(\$1,094.15)
<b>Total Amount Due to Cure Default:</b>	\$3,361.30

The address where payments should be sent is:

Selene Finance LP 9990 Richmond Ave, Suite 400 Houston, TX 77042-4546

Please note, failure to cure this default within ten (10) days from the date of this notice will result in U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, filing an order terminating the automatic stay. Please notify me once the payment has been sent, and provide me with proof of the payment.

If you have any questions or wish to discuss this matter in more detail, please contact at me at cwohlrab@raslg.com. Thank you.

Sincerely,

/s/ Charles G. Wohlrab Charles G. Wohlrab, Esq.